

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Meeting of May 5, 2014

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, May 5 2014, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. **ELECTION OF OFFICERS – 2014 to 2015**

2. Public Hearing – For Recommendation

REZONING (Z-1538-14) – C-3 and C-1P to C-3P, CVS Pharmacy, S. Hastings Way
and

CONDITIONAL USE PERMIT (CZ-1409) – Sign for CVS on S. Hastings Way
and

SITE PLAN (SP-1414) – CVS Pharmacy, S. Hastings Way at Brackett Avenue
and

CERTIFIED SURVEY MAP (CSM-3-14) – Creation of One Lot and Right-of-way Dedication
and

STREET VACATION – Portion of Donnellan Lane at Brackett Avenue
and

EXCESS PROPERTY – Declare Portion of Land Excess for Sale

Request: To rezone property from C-3 and C-1P to C-3P, and to adopt the General Development Plan for CVS Pharmacy.

Applicant: Land Of Opportunity, LLC

Location: northwest corner of S. Hastings Way and Brackett Avenue

3. Public Hearing – For Recommendation

REZONING-(Z-1539-14) – Waterway Guidelines and Code Amendments

Request: To amend the Zoning Code updating references to the Development Guidelines for Waterway and Greenway Areas and adopting the guidelines.

Applicant: City of Eau Claire

Location: along waterways

4. Public Hearing - For Recommendation

REZONING (Z-1540-14) – R-1 to P-Public, Roosevelt Avenue

Request: To rezone properties from R-1 to P-Public for UWEC housing.

Applicant: UWEC (Terry Classen)

Location: 103, 117, and 123 Roosevelt Avenue

5. Public Hearing for Recommendation

REZONING (Z-1541-14) – Amend the Water Street CBDP Zoning

Request: To amend the General Development Plan for the CBDP zoned areas along

Water Street and to modify provisions pertaining to building heights and new curb cuts.

Applicant: Water Street BID (John Mogensen)

Location: Water Street CBDP area

Public Hearing - For Recommendation

6. **REZONING (Z-1542-14) Sky Park Covenants and General Development Plan**

Request: To amend the protective covenants and the General Development Plan for front yard parking stalls.

Applicant: City of Eau Claire

Location: Sky Park Industrial zoned land

7. Public Hearing – Final Action

CONDITIONAL USE PERMIT (CZ-1410) – Sign, N. Clairemont Avenue

Request: To allow a ground sign to exceed 200 square feet in area.

Applicant: Jeremy Alsaker

Location: 2836 N. Clairemont Avenue

8. Public Hearing – Final Action

CONDITIONAL USE PERMIT (CZ-1411) – Garage, 605 Dorbe Street

Request: To allow a garage in excess of accessory use standards.

Applicant: Dan Marx

Location: 605 Dorbe Street

9. For Recommendation

CERTIFIED SURVEY MAP (CSM-4-14) – Right-of-way , Town of Brunswick

Request: To approve a Certified Survey Map (CSM) with right-of-way dedication in the Town of Brunswick.

Applicant: Real Land Surveying

Location: east of Huntsinger Heights in the Town of Brunswick

10. For Recommendation

ACQUISITION – Public Housing, Home Ownership Program

Request: To approve the site for acquisition by the Housing Authority.

Applicant: Eau Claire Housing Authority

Location: 614 Erin Street

11. For Recommendation
ACQUISITION – Railroad Right-of-way, Third and Harris Street

Request: To approve the acquisition of former railroad right-of-way for extension of trail system between Third Street and Harris Street.

Applicant: City of Eau Claire

Location: former railroad between Third Street and Harris Street
12. For Recommendation
ACQUISITION – 1260 Menomonie Street

Request: To approve the acquisition of a narrow strip of land for future Menomonie Street right-of-way.

Applicant: City of Eau Claire

Location: north side of Menomonie Street, west of Carson Park Drive
13. For Recommendation
ACQUISITION – Property South of Brackett Avenue

Request: To approve the acquisition of property for extension of sewer and storm water drainage system.

Applicant: City of Eau Claire

Location: south of Brackett Avenue, along Wagner Drive
14. For Recommendation
EASEMENT – Dedication of Property and Easement, Truax Boulevard

Request: To accept the dedication of land and an easement for storm sewer.

Applicant: City of Eau Claire

Location: land between Truax Blvd. and Preston Road
15. For Recommendation
STREET VACATION – Moore Street and Bellevue Avenue

Request: To vacate portions of Bellevue Avenue to Moore Street and a segment of N. Hastings Way West Frontage Road 400 feet north of Galloway Street.

Applicant: City of Eau Claire

Location: portion of Bellevue Avenue that connected to Galloway Street
16. For Approval
SITE PLAN (SP-1413) – Bremer Bank, Oakwood Hills Parkway

Request: To approve a site plan for a new bank building.

Applicant: Ayres Associates

Location: southeast corner of Oakwood Hills Parkway and Damon Street

17. For Approval
SITE PLAN (SP-1415) - 8-plex Apartment Building, Fourth Street

Request: To approve a site plan for an 8-plex apartment building.

Applicant: Bob Wing

Location: west side of Fourth Street, south of Walnut Street

18. For Approval
SITE PLAN (SP-1417) – Addition to Chilson Automotive

Request: To approved an addition to Chilson Automotive.

Applicant: Kramer Land Design Studio

Location: 3443 S. Hwy. 93

19. For Approval
SITE PLAN (SP-1418) – Hoeft Building, Bourbon Street

Request: To approve a site plan for a storage building.

Applicant: Kramer Land Design Studio

Location: northeast corner of Old Town Hall Road and Bourbon Street

20. **DISCUSSION/DIRECTION**

A. Code Compliance Items

B. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.

Thomas Pearson, Chairperson

c: News Media